

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), BY AMENDING CHAPTER 4 “DISTRICT REGULATIONS”, ARTICLE 8, SECTION 4.803 “NON-RESIDENTIAL DISTRICT USE TABLE” AND ARTICLE 12, SECTION 4.1203 “DISTRICT USE TABLE, TO ADD “MIXED USE RESIDENTIAL (CHAPTER 218 OF THE TEX. LOC. GOV’T CODE)” AND “MULTIFAMILY RESIDENTIAL (CHAPTER 218 OF THE TEX. LOC. GOV’T CODE)” AS NEW USES AND ALLOW SUCH USES IN ALL COMMERCIAL DISTRICTS AND CERTAIN FORM-BASED DISTRICTS; CHAPTER 5, “SUPPLEMENTAL USE STANDARDS”, ARTICLE 1, “STANDARDS FOR SELECTED USES,” TO ADD SECTION 5.159, TITLED “MIXED-USE RESIDENTIAL AND MULTIFAMILY RESIDENTIAL DEVELOPMENTS PURSUANT TO CHAPTER 218 OF THE LOC. GOV’T CODE” AND ESTABLISH REGULATIONS AND DEVELOPMENT STANDARDS CONSISTENT WITH CHAPTER 218 OF THE LOCAL GOVERNMENT CODE CONCERNING MIXED-USE AND MULTIFAMILY RESIDENTIAL DEVELOPMENTS, AND CONVERSION OF BUILDINGS TO MULTIFAMILY OR MIXED-USE RESIDENTIAL; AMENDING CHAPTER 4 “DISTRICT REGULATIONS”, ARTICLE 13, “FORM-BASED DISTRICTS”, SECTION 4.1305 “ NEAR SOUTHSIDE (“NS”) DISTRICT, SECTION 4.1306 “CAMP BOWIE (“CB”) DISTRICT, SECTION 4.1307 “TRINITY LAKES (“TL”) CODE, SECTION 4.1308 “BERRY/UNIVERSITY (“BU”) DISTRICT”, BY ADDING AN APPENDIX TO THE “NEAR SOUTHSIDE DEVELOPMENT STANDARDS AND GUIDELINES”, “TRINITY LAKES DEVELOPMENT CODE”, “CAMP BOWIE DISTRICT BOULEVARD REVITALIZATION CODE”, AND “BERRY/UNIVERSITY FORM BASED CODE”, ESTABLISHING REGULATIONS AND DEVELOPMENT STANDARDS CONSISTENT WITH CHAPTER 218 OF THE LOCAL GOVERNMENT CODE CONCERNING MULTIFAMILY RESIDENTIAL, MIXED-USE RESIDENTIAL, AND CONVERSION OF BUILDINGS TO MULTIFAMILY RESIDENTIAL OR MIXED-USE RESIDENTIAL; AMENDING ARTICLE 4 “OVERLAY DISTRICTS”, SECTION 4.402 “URBAN DESIGN DISTRICT-DOWNTOWN, SECTION 4.403 “PANTHER ISLAND PERIPHERAL ZONE (“PIP”) OVERLAY DISTRICT, AND 4.404 “I-35W CORRIDOR (“I-35W”) DESIGN OVERLAY DISTRICT, TO REVISE THE “DOWNTOWN URBAN DESIGN STANDARDS AND GUIDELINES”, “PANTHER ISLAND PERIPHERAL ZONE OVERLAY ZONING STANDARDS AND GUIDELINES”, AND “I-35 DEVELOPMENT STANDARDS AND GUIDELINES” ADDING AN APPENDIX TO THOSE OVERLAY DISTRICTS STANDARDS AND GUIDELINES ESTABLISHING REGULATIONS AND DEVELOPMENT STANDARDS**

**CONSISTENT WITH CHAPTER 218 OF THE LOCAL GOVERNMENT CODE CONCERNING MULTIFAMILY RESIDENTIAL, MIXED-USE RESIDENTIAL, AND CONVERSION OF BUILDINGS TO MULTIFAMILY RESIDENTIAL OR MIXED-USE RESIDENTIAL; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 211 of the Texas Local Government Code (“TLGC”) authorizes the governing body of a municipality to adopt zoning regulations to promote the public health, safety, morals, or general welfare and protect and preserve places and areas of historical, cultural, or architectural importance and significance; and

**WHEREAS**, Section 211.005 of the TLGC authorizes the governing body of a municipality to divide the municipality into districts of a number, shape, and size that the governing body considers best for carrying out the provisions of Chapter 211, General Zoning Regulations, within which districts the governing body may regulate the erection, construction, reconstruction, alteration, repair or use of buildings, other structures or land; and

**WHEREAS**, during the regular session of the 89<sup>th</sup> Texas Legislature a number of bills were approved that impact municipalities in numerous ways, including, but not limited to, the use and development of property and the application of municipal zoning authority; and

**WHEREAS**, the new legislation included Senate Bill 840, which amended the TLGC by creating Chapter 218, which requires cities to permit the construction of multifamily and mixed-use residential development in a zoning classification that allows for office, commercial, retail, warehouse, or mixed-use development; and

**WHEREAS**, the new legislation also included Senate Bill 2477, which amended the TLGC to require cities to permit the conversion of existing structures to multifamily and mixed-use residential development in zoning classifications that allow for office, retail, or warehouse use; and

**WHEREAS**, on August 26, 2025, the City of Fort Worth City Council adopted Resolution No. 150-08-2025, affirming the City’s obligation to comply with statutes enacted during the regular session of the 89<sup>th</sup> Texas legislature; and

**WHEREAS**, City staff has reviewed Senate Bills 840 and 2477 and their impact on the City’s zoning ordinance and recommend that the zoning ordinance be amended to incorporate the requirements set forth under those legislative bills; and

**WHEREAS**, city staff recommends amending the Chapter 4 “District Regulations”, Article 8, Section 4.803, “Non-residential District Use Table” to create a new land uses titled “Multifamily Residential (Chapter 218 of the Loc. Gov’t Code)” and “Mixed-use Residential (Chapter 218 of the Loc. Gov’t Code)” and allow both uses in all commercial districts; and

**WHEREAS**, City staff recommends amending the Chapter 4 “District Regulations”, Article 12, Section 4.1203 “District Use Table” and create new land uses titled “Multifamily Residential (Chapter 218 of the Loc. Gov’t Code)” and “Mixed-use Residential (Chapter 218 of Loc. Gov’t Code)” and allow both uses in certain form-based districts; and

**WHEREAS**, City staff recommends amending the zoning ordinance to create supplemental use standards for Multifamily Residential (Chapter 218 of the Loc. Gov’t Code)” and “Mixed-use Residential (Chapter 218 of the Loc. Gov’t Code)”; and

**WHEREAS**, City staff recommends amending the zoning ordinance by amending “The Near Southside Development Standards and Guidelines”, “Camp Bowie District Boulevard Revitalization Code”, “Trinity Lakes Development Code”, and “Berry/University Form Based Code” to add an appendix in each code establishing property development standards, design standards, and the development review process for multifamily and mixed-use residential and conversions of buildings to multifamily or mixed-use residential under Chapter 218 of the TLGC; and

**WHEREAS**, City staff recommends amending the zoning ordinance by amending the “Downtown Urban Design Standards and Guidelines”, “Panther Island Peripheral Zone Overlay Zoning Standards and Guidelines”, and “I-35W Development Standards and Guidelines” to add an appendix in each establishing property development standards, design standards, and development review process for multifamily and mixed-use residential developments under Chapter 218 of TLGC and conversions of buildings to multifamily or mixed-use residential under Chapter 218 of the TLGC; and

**WHEREAS**, City staff finds that their recommendations are consistent with Senate Bills 840 and 2477; and

**WHEREAS**, the Zoning Commission and City Council agree with city staff’s recommended amendments to the zoning ordinance and finds that such amendments to be consistent with Senate Bills 840 and 2477.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS AS FOLLOWS:**

### **SECTION 1.**

Chapter 4, “District Regulations,” Article 8, “Non-residential District Use Table,” Section 4.803, “Non-Residential District Use Table,” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add a new use titled “Multifamily Residential (Chapter 218 of the Loc. Gov’t Code)” as a land use category under “Household Living” and allow “Multifamily Residential (Chapter 218 of the Loc. Gov’t Code)” in “ER,” “E,” “FR,” “F,” “G,” and “H” and add a “P\*” in each of those cells, and add a reference to Section 5.159 under the Supplemental Standards column; and add a new land use category titled “Mixed-Use Residential

(Chapter 218 of the Loc. Gov't Code)" under "Household Living" and allow "Mixed-Use Residential (Chapter 218 of the Loc Gov't Code)" in : "ER," "E," "FR," "F," "G," and "H" and add a "P\*" in each of those cells, and add a reference to section 5.159 under the Supplemental Standards column.

## SECTION 2.

Chapter 4, "District Regulations", Article 12, "Form-Based Code District Use Table," Section 4.1203, "District Use Table" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add "Mixed Use Residential (Chapter 218 of the Loc. Gov't Code)" as a new land use category under the "Household Living" to allow "Mixed-Use Residential (Chapter 218 of the Loc. Gov't Code)" in "MU-1," "N-S/T4R," "CB/HC," "CB/RG," "CB/RU V C-North," "CB/RU V C-South," "CB/T," "TL-BM," "TL-HM," "TL-VM," "TL-TR," "BU-RX," "BU-SH," "BU-IX," and adding a P\* in those cells and add a reference "5.159 – MU-1", See FBC Appendix" under the Supplemental Standards column.

## SECTION 3.

Chapter 4, "District Regulations", Article 12, "Form-Based Code District Use Table," Section 4.1203, "District Use Table" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add "Multifamily Residential (Chapter 218 of the Loc. Gov't Code) as a new land use category under the "Household Living" to allow "Mixed-Use Residential (Chapter 218 of the Loc. Gov't Code)" in "MU-1," "N-S/T4R," "CB/HC," "CB/RG," "CB/RU V C-North," "CB/RU V C-South," "CB/T," "TL-BM," "TL-HM," "TL-VM," "TL-TR," "BU-RX," "BU-SH," and "BU-IX" and add a P\* in those cells and add a reference to section "5.159 – MU-1", See FBC Appendix" under the Supplemental Standards column.

## SECTION 4.

Chapter 5 "Supplemental Use Standards" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1, "Standards for Selected Uses", to add Section 5.159 titled "Mixed-Use Residential and Multifamily Residential Development Under Chapter 218 of the Local Government Code to read as follows:

### **§5.159 MIXED-USE RESIDENTIAL OR MULTIFAMILY RESIDENTIAL DEVELOPMENT UNDER CHAPTER 218 OF THE TEXAS LOCAL GOVERNMENT CODE**

#### **A. Applicability**

(1) The regulations provided under this supplemental standard shall only apply to new mixed-use residential and multifamily residential developments and conversions of buildings to mixed-use residential and multifamily residential pursuant to Chapter 218 of the Texas Local Government Code. Any reference to mixed-use residential or multifamily residential in this section shall apply to developments that are developed under Chapter 218 of the Texas Local Government Code.

(2) Mixed-Use Residential (Chapter 218 of the Loc. Gov't Code) or Multifamily Residential (Chapter 218 of the Loc. Gov't Code) may be permitted in accordance with the land use tables in Chapter 4, Articles 8 and 12, subject to the following:

(3) New mixed-use residential or multifamily residential is prohibited on land within:

- a. A zoning classification that allows heavy industrial use;
- b. 1,000 feet of an existing heavy industrial use or development site;
- c. 3,000 feet of an airport or military base; or
- d. An area designated as a clear zone or accident potential zone.

(4) A conversion of a building to mixed-use residential or multifamily residential does not apply to a building that is located within:

- a. A zoning classification that allows heavy industrial use;
- b. 1,000 feet of an existing heavy industrial use or development site;
- c. 3,000 feet of an airport or military base; or
- d. 15,000 feet of the boundary of a military base if the area is designated by a municipality or joint airport zoning board, as applicable, as a clear zone or accident potential zone supporting military aviation operations.

(5) Any multifamily residential development, mixed-use residential development, or building conversion within a historic district or historic overlay shall follow the regulations and development standards of the historic district or historic overlay.

## **B. Development Review Process**

Pursuant to Chapter 218 of the Texas Local Government Code, all mixed-use residential or multifamily developments that are consistent with all development principles and that conform to all standards of this code shall be administratively approved by the Zoning Administrator or their designee.

## **C. New Construction for Multifamily Residential and Mixed Use Residential Pursuant to Chapter 218 of TLGC – All Commercial Districts.**

(1) Property Development Standards.

a. For all new mixed-use residential and multifamily residential developments, the following development standards shall apply.

| <u>Lot size and zoning designation</u>  |  | <u>Applicable District Regulations</u> |
|---|--|--|
| <u>Sites less than 1-acre zoned “E” Neighborhood Commercial or “ER” Neighborhood Commercial Restricted</u>  |  | <u>§ 4.709 “R2” Townhouse/Cluster</u>  |
| <b><u>Mixed-Use Residential and Multifamily Development on sites less than 1-acre zoned “E” Neighborhood Commercial or “ER” Neighborhood Commercial Restricted</u></b>  |  |  |
| <u>Open space</u>   | <u>15% minimum</u>   |  |
| <u>Units per acre</u>   | <u>Unlimited</u>   |  |
| <u>Front yard*</u>  | <u>None required</u>   |  |
| <u>Side yard*</u>   | <u>-</u>   |  |
| <u>Interior lot</u>   | <u>5 feet minimum adjacent to street</u>   |  |
| <u>Corner lot**</u>   | <u>10 feet minimum adjacent to both streets</u>  |  |
| <u>Height</u>   | <u>45 feet maximum</u>   |  |
| <u>Density</u>  | <u>Unlimited</u>   |  |
| <u>Parking</u>  | <u>1 space per dwelling unit; nonresidential uses shall provide off-street parking in accordance with § 6.201 Off-Street Parking Requirements.</u> |  |
| <u>Notes:</u>   |  |  |
| <u>* May be subject to projected front yard (see Chapter 6, Development Standards, § 6.101(f), Yards) up to a maximum of 25 feet.</u>   |  |  |
| <u>** May be subject to other front, side and rear yard setback requirements (see Chapter 6, Development Standards, § 6.101(d), Yards) up to a maximum of 25 feet.</u>  |  |  |
| <u>Nonresidential development adjacent to one- or two-family districts are subject to Bufferyard and Supplemental Building Setback requirements (see Chapter 6, Development Standards, § 6.300); however, may not exceed 25 feet.</u> |  |  |
| <b><u>All other development standards and regulations in § 4.709 “R2” Townhouse/Cluster apply</u></b>   |  |  |

| <u>Lot size and zoning designation</u>  | <u>Applicable District Regulations</u>   |
|---|--|
| <u>Sites 1-acre or larger zoned “E” Neighborhood Commercial or “ER” Neighborhood Commercial Restricted</u>  | <u>§ 4.713 “UR” Urban Residential</u>  |
| <b><u>Mixed-Use Residential and Multifamily Development on sites 1-acre or larger zoned “E” Neighborhood Commercial or “ER” Neighborhood Commercial Restricted</u></b>  |  |
| <u>Front yard (min./max.)</u>   | <u>0’/20’</u>  |
| <u>Rear yard – primary structure (min.)</u>   | <u>5’</u>  |
| <u>When adjacent to one- or two-family districts with an existing one or two-family structure (min.)</u>  | <u>20’ (Width of adjacent alley, driveway access lot or access easement may be counted towards minimum setback)</u>  |
| <u>Rear yard – accessory structure (min.)</u>   | <u>5’ (if alley is provided, no accessory structure setback required)</u>  |
| <u>Side yard (min./max.)</u>  | <u>0’/20’</u>  |
| <u>Side yard: common lot line</u>   | <u>0’ (subject to building code spacing requirements)</u>  |
| <u>Height</u>   | <u>45 feet maximum</u>   |
| <u>Density</u>  | <u>Unlimited</u>   |
| <u>Parking</u>  | <u>1 space per dwelling unit minimum; nonresidential uses shall provide off-street parking in accordance with § 6.201 Off-Street Parking Requirements.</u> |
| <u>Notes:</u>   |  |
| <u>Nonresidential development adjacent to one- or two-family districts are subject to Bufferyard and Supplemental Building Setback requirements (see Chapter 6, Development Standards, § 6.300); however, may not exceed 25 feet.</u> |  |
| <b><u>All other development standards and regulations in § 4.713 “UR” Urban Residential apply except for pedestrian-scaled lighting.</u></b>  |  |

| <u>Lot size and zoning designation</u>   | <u>Applicable District Regulations</u>   |
|--|--|
| Sites of any size zoned “F” General Commercial or “FR” General Commercial Restricted   | § 4.1300 “MU-1” Low Intensity Mixed-Use  |
| <b><u>Mixed-Use Residential and Multifamily Development on sites of any size zoned “F” General Commercial</u></b>  |  |
| <u>Primary Street (min./max.)</u>  | <u>0’/20’</u>  |
| <u>Side Street (min./max.)</u>   | <u>0’/20’</u>  |
| <u>Rear yard (min.)</u>  | <u>5’</u>  |
| <u>Side yard: common lot line</u>  | <u>0’ (subject to building code spacing requirements)</u>  |
| <u>Height</u>  | <u>45 feet maximum</u>   |
| <u>Density</u>   | <u>Unlimited</u>   |
| <u>Parking</u>   | <u>1 space per dwelling unit minimum; nonresidential uses shall provide off-street parking in accordance with § 6.201 Off-Street Parking Requirements.</u> |
| <u>Notes:</u>  |  |
| Nonresidential development adjacent to one- or two-family districts are subject to Bufferyard and Supplemental Building Setback requirements (see Chapter 6, Development Standards, § 6.300); however, may not exceed 25 feet. |  |
| <b><u>All other development standards and regulations in § 4.1300 “MU-1” Low Intensity Mixed Use apply except for pedestrian-scaled lighting and proximity test.</u></b>   |  |

| <u>Lot size and zoning designation</u>  | <u>Applicable District Regulations</u>   |
|---|--|
| <u>Sites of any size zoned “G” Intensive Commercial</u>   | <u>§ 4.1302 “MU-2” High Intensity Mixed-Use</u>  |
| <b><u>Mixed-Use Residential and Multifamily Development on sites of any size zoned “G” Intensive Commercial</u></b>   |  |
| <u>Primary Street (min./max.)</u>   | <u>0’/20’</u>  |
| <u>Side Street (min./max.)</u>  | <u>0’/20’</u>  |
| <u>Rear yard (min.)</u>   | <u>5’</u>  |
| <u>Side yard: common lot line</u>   | <u>0’ (subject to building code spacing requirements)</u>  |
| <u>Height</u>   | <u>45 feet maximum</u>   |
| <u>Density</u>  | <u>Unlimited</u>   |
| <u>Parking</u>  | <u>1 space per dwelling unit minimum; nonresidential uses shall provide off-street parking in accordance with § 6.201 Off-Street Parking Requirements.</u> |
| <u>Notes:</u>   |  |
| <u>Nonresidential development adjacent to one- or two-family districts are subject to Bufferyard and Supplemental Building Setback requirements (see Chapter 6, Development Standards, § 6.300); however, may not exceed 25 feet.</u> |  |
| <b><u>All other development standards and regulations in § 4.1302 “MU-2” High Intensity Mixed Use shall apply except for pedestrian-scaled lighting and proximity test.</u></b>   |  |

(2) Additional Development Standards for Multifamily and Mixed-Use Residential Developments

- a. In the event the above tables conflict with the development standards under this subsection, the development standards under this subsection shall control.
  - i. Parking Requirement. 1 space per dwelling unit
  - ii. Units Per Acre. Unlimited.
  - iii. Height. 45 feet or the highest height that would apply to an office, commercial, retail, or warehouse development constructed on the site, whichever is greater.
  - iv. Setback or Buffer Requirement. A setback or buffer requirement that would apply to an office, commercial, retail, or warehouse development constructed on the site or 25 feet, whichever is lesser.

(3) Multifamily Residential and Mixed-use Residential Development Permit Requirements

A Multifamily Development Permit shall be required for multifamily residential and mixed-use residential developments. No permit shall be issued for construction, alteration or revision to a multifamily residential development or mixed-use residential development unless there has been a site plan approved by the development services director or an authorized representative and a subdivision plat approved by the Plan Commission.

(4) Land Survey

As part of the submission of permit application, the applicant shall submit a land survey of all land uses and businesses, which certifies that there are no heavy industrial uses within 1,000 feet of the proposed mixed-use residential or multifamily residential development.

**D. New Construction for Multifamily Residential and Mixed-Use Residential Pursuant to Chapter 218 of the TLGC – Low Intensity Mixed-Use (MU-1) District**

(1) Property Development Standards.

All new mixed-use residential and multifamily residential developments in a property with a zoning classification of Low Intensity Mixed-Use (MU-1) shall comply with all development standards and regulations set forth under § 4.1300 Low Intensity Mixed Use (“MU-1”) District.

(2) Additional Development Standards for Mixed-Use Residential and Multifamily Residential Developments

- a. In the event the development standards of MU-1 conflict with the development standards under this paragraph, the development standards under this paragraph shall control:
  - a. Parking Requirement. 1 space per dwelling unit
  - b. Units Per Acre. Unlimited.
  - c. Height. 45 feet or the highest height that would apply to an office, commercial, retail, or warehouse development constructed on the site, whichever is greater.
  - d. Setback or Buffer Requirement. A setback or buffer requirement that would apply to an office, commercial, retail, or warehouse development constructed on the site or 25 feet, whichever is lesser.

(3) Land Survey

As part of the submission of permit application, the applicant shall submit a land survey of all land uses and businesses, which certifies that there are no heavy industrial uses within 1,000 feet of the proposed mixed-use residential or multifamily residential development.

**E. Building Conversion: Mixed-Use Residential Developments and Multifamily**

(1) Requirements. A building or structural components of a building that is being converted to a mixed-use residential or multifamily residential development shall require the following:

- a. The building or structural components of a building was being used for office, retail, or warehouse use;
- b. The building or structural components of a building was constructed at least five years before the proposed date to start the conversion; and
- c. The building being converted must have at least 65 percent of each floor of the building fit for occupancy.

(2) Development Standards Applicable to Conversion of Buildings for Mixed-Use Residential and Multifamily Residential.

a. The following standards for units per acre, setback, parking and height shall apply to building conversions for mixed-use residential and multifamily residential developments.

| <b><u>Building Conversion: Mixed-Use Residential or Multifamily Residential</u></b> |   |
|---|---|
| <u>Front, Rear and Side Setback</u>   | <u>Limited to the existing setback of the proposed converted building</u> |
| <u>Height</u>   | <u>Limited to the height of the proposed converted building</u>           |
| <u>Parking</u>  | <u>Limited to existing parking</u>  |
| <u>Units per Acre</u>   | <u>Unlimited</u>  |

b. To the extent allowed by law, all other development standards of the zoning district where the proposed building conversion is to occur shall apply.

(3) Land Survey

As part of the submission of permit application for a building conversion, the applicant shall submit a land survey of all land uses and businesses, which certifies that there are no heavy industrial uses within 1,000 feet of the proposed mixed-use residential or multifamily residential development.

**SECTION 5.**

The “Downtown Urban Design Standards and Guidelines” as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4 “District Regulations”, Article 4 “Overlay Districts”, Section 4.402 “Urban Design District-Downtown,” Subection (d) “Downtown Urban Design Standards Adopted” is hereby amended as set out in **Exhibit “A”**, attached and hereby incorporated into the Zoning Ordinance by reference, to add an appendix to establish

regulations and development standards consistent with Chapter 218 of the Texas Local Government Code concerning multifamily residential, mixed-use residential, and the conversion of certain buildings to multifamily residential or mixed-use residential within the Downtown Urban Design overlay district. A copy of the Downtown Urban Design Standards and Guidelines is on file in the City Secretary's Office and the Development Services Department.

#### **SECTION 6.**

The "Panther Island Peripheral Zone Overlay Zoning Standards and Guidelines," as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4 "District Regulations," Article 4, "Overlay Districts," Section 4.403, "Panther Island Peripheral Zone ("PIP") Overlay District," Subsection (d), "Panther Island Peripheral Zone Overlay Zoning Standards and Guidelines adopted" is hereby amended as set out in **Exhibit "B"**, attached and hereby incorporated into the Zoning Ordinance by reference, to add an appendix establishing regulations and development standards consistent with Chapter 218 of the Texas Local Government Code concerning multifamily residential, mixed-use residential, and the conversion of certain buildings to multifamily residential or mixed-use residential within the Panther Island Peripheral Zone overlay district. A copy of the Downtown Panther Island Peripheral Zone Overlay Zoning Standards and Guidelines is on file in the City Secretary's Office and the Development Services Department.

#### **SECTION 7.**

The "I-35W Development Standards and Guidelines," as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4 "District Regulations," Article 4 "Overlay Districts," Section 4.404 "I-35W Corridor ("I-35W") Design Overlay District," subsection (d) "I-35W Development Standards and Guidelines adopted," is hereby amended as set out in **Exhibit "C"**, attached and hereby incorporated into the Zoning Ordinance by reference, to add an appendix establishing regulations and development standards consistent with Chapter 218 of the Texas Local Government Code concerning multifamily residential, mixed-use residential, and the conversion of certain buildings to multifamily residential or mixed-use residential. Within the I-35W Corridor Design overlay district. A copy of the I-35W Development Standards and Guidelines is on file in the City Secretary's Office and the Development Services Department.

#### **SECTION 8.**

The "Near Southside Development Standards and Guidelines," as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4, "District Regulations," Article 13, "Form Based Districts," Section 4.1305, "Near Southside ("NS") District", Subsection 4.1305(d)(1). "Other development standards," is hereby amended as set out in **Exhibit "D"**, attached and hereby incorporated into the Zoning Ordinance by reference, to add an appendix to the Near Southside Development Standards and Guidelines establishing regulations and development standards consistent with Chapter 218 of the Texas Local Government Code concerning multifamily residential, mixed-use residential, and conversion of buildings to multifamily residential or mixed-use residential within the Near Southside ("NS") District. A copy

of the “Near Southside Development Standards and Guidelines” is on file in the City Secretary’s Office and the Development Services Department.

#### **SECTION 9.**

The “Camp Bowie District Boulevard Revitalization Code,” as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4, “District Regulations,” Article 13 “Form Based Districts,” Section 4.1306, “Camp Bowie (“CB”) District,” Subsection 4.1306(d). “Other development standards” is hereby amended as set out in **Exhibit “E”** attached and hereby incorporated into the Zoning Ordinance by reference, to add an appendix to the Camp Bowie District Boulevard Revitalization Code establishing regulations and development standards consistent with Chapter 218 of the Texas Local Government Code concerning multifamily residential, mixed-use residential, and conversion of buildings to multifamily residential or mixed-use residential within the Camp Bowie District Boulevard Revitalization Code. A copy of the “Camp Bowie District Boulevard Revitalization Code” is on file in the City Secretary’s Office and the Development Services Department.

#### **SECTION 10.**

The “Trinity Lakes Development Code,” as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4, “District Regulations,” Article 13, “Form Based Districts,” Section 4.1307, “Trinity Lakes (“TL”) District”, Subsection 4.1307(d), “Other development standards,” is hereby amended as set out in **Exhibit “F,”** attached and hereby incorporated into the Zoning Ordinance by reference, to add an appendix to the “Trinity Lakes Development Code,” which establishes regulations and development standards consistent with Chapter 218 of the Texas Local Government Code concerning multifamily residential, mixed-use residential, and conversion of buildings to multifamily residential or mixed-use residential within the “Trinity Lakes (“TL”) District. A copy of the “Trinity Lakes Development Code” is on file in the City Secretary’s Office and the Development Services Department.

#### **SECTION 11.**

The “Berry/University Form Based Code,” as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4, “District Regulations,” Article 13, “Form Based Districts,” Section 4.1308, “Berry University (“BU”) District,” Subsection 4.1308(d), “Other development standards,” is hereby amended as set out in **Exhibit “G,”** attached and hereby incorporated into the Zoning Ordinance by reference, to add an appendix to the “Berry/University Form Based Code,” which establishes regulations and development standards consistent with Chapter 218 of the Texas Local Government Code concerning multifamily residential, mixed-use residential, and conversion of buildings to multifamily residential or mixed-use residential within the “Berry University (“BU”) District. A copy of the “Berry/University Form Based Code” is on file in the City Secretary’s Office and the Development Services Department.

#### **SECTION 12.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

### **SECTION 13.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

### **SECTION 14.**

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

### **SECTION 15.**

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court

or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**SECTION 16.**

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause and effective date of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

**SECTION 17.**

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

**SECTION 18.**

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

By: \_\_\_\_\_  
Christopher Austria,  
Senior Assistant City Attorney

\_\_\_\_\_  
Jannette S. Goodall,  
City Secretary

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_